

APPROVED 6/17/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, May 20, 2010 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Joseph A. Cappucci
Joseph P. Villano
Mary Jane Mulligan, Alternate
Cheryl A. Juniewicz, Alternate, sitting for Donald F. Clark

MEMBERS ABSENT:

Donald F. Clark, Secretary
Robert E. Martin, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:34 PM introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur. Mr. Hannon stated that application #09-15, 48 Giles Avenue is postponed to the June 17, 2010 meeting and that he would like to add application A2W-10-03, 10 Vista Road, to the agenda.

PUBLIC HEARINGS:

1. #09-15 Application of Locust Realty Associates, LLC, Owner and Applicant, relative to 48 Giles Avenue, (Map 28, Lot 13), Appeal of a Cease & Desist Order of the Zoning Enforcement Officer. IG-80 Zoning District.

This application is postponed to the June 17, 2010 meeting.

Ms. Juniewicz read the call for the first public hearing.

2. #10-07 Application of Mark Crilly, Applicant, Kenneth Rando, Owner, relative to 77 Fitch Street, (Map 17, Lot 43), per Section 2.1.1.9, requesting a front yard variance of 30' to permit a front yard setback of 20' where 50' is required. R-20 Zoning District.

Mr. Mark Crilly of All Star Construction presented the application to build a roof over an existing front porch. Mr. Crilly then submitted a picture of the front porch, exhibit A. The Board asked a few questions and Mr. Crilly responded.

Mr. Hannon asked for public comment.

There being no public comment, the public hearing was closed.

Ms. Juniewicz read the call the second public hearing.

3. #10-08 Application of Robert E. Fournier, Jr., Owner and Applicant, relative to 49 Frost Drive, (Map 29, Lot 81), per Section 2.1.1.9, requesting a side yard variance of 9.8' to permit a side yard setback of .2' where 10' is required, and requesting an aggregate side yard variance of 5' to permit an aggregate side yard of 25' where 30' is required. R-20 Zoning District.

Mr. Robert Fournier, owner, presented the application to permit an addition to an existing garage. Mr. Fournier submitted a letter from neighbors in favor of the garage, exhibit A. The Board asked questions and Mr. Fournier responded.

Mr. Hannon asked for public comment.

There being no public comment, the public hearing was closed.

4. #A2W-10-03 Application of Alan Friedlander, Owner and Applicant, relative to 10 Vista Road, (Map 50, Lot 87), seeking a waiver of the A-2 Survey application requirement.

Mr. Alan Friedlander, owner, presented the application to waive the A-2 Survey application requirement for a fence. The issue is the height of the fence not the location. The fence provides a buffer from traffic on Dixwell Avenue.

Mr. Hannon recused himself from this application and Mrs. Mulligan sat. Mrs. Genovese served as acting Chairman.

Ms. Juniewicz read the call for the third public hearing.

5. #10-09 Application of Mildred Antonetti, Owner and Applicant, relative to 114 Standish Avenue, (Map 53, Lot 13), per Section 2.1.1.9, requesting a front yard variance of 32' to permit a front yard setback of 18' where 50' is required. R-20 Zoning District.

Mr. Mike Antonetti, the applicant's son, presented the application to permit a front yard setback of 18' where 50' is required for a handicapped ramp. Mr. Fredricksen, Land use Administrator, discussed the application with the Board. The Board asked questions and Mr. Antonetti and Mr. Fredricksen responded.

Mrs. Genovese asked for public comment.

There being no public comment, the public hearing was closed.

DELIBERATION SESSION:

2. #10-07 Application of Mark Crilly, Applicant, Kenneth Rando, Owner, relative to 77 Fitch Street.

Mrs. Genovese moved to approve the application; Mr. Cappucci seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Cappucci - aye Villano – aye Juniewicz – aye

The Board stated the following:

1. The proposed roof is not to exceed the dimensions of the existing front step landing.
2. The request is reasonable and in conformance with the neighborhood.

3. #10-08 Application of Robert E. Fournier, Jr. , Owner and Applicant, relative to 49 Frost Drive.

Ms. Juniewicz moved to approve the application; Mrs. Genovese seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Cappucci - aye Villano – aye Juniewicz – aye

The Board stated the following:

1. The proposed addition is to be used for storage only, not living space.
2. The hardship is the location of the existing pool in the rear yard.
3. The addition will improve the aesthetics of the neighborhood.

4. #A2W-10-03 Application of Alan Friedlander, Owner and Applicant, relative to 10 Vista Road.

Mr. Cappucci moved to approve the application; Mrs. Genovese seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Cappucci - aye Villano – aye Juniewicz – aye

5. #10-09 Application of Mildred Antonetti, Owner and Applicant, relative to 114 Standish Avenue.

Mrs. Mulligan moved to approve the application; Mr. Cappucci seconded the motion. The Commission voted as follows:

Genovese – aye Cappucci - aye Villano – aye Mulligan – aye Juniewicz - aye

The Board stated the following:

1. The variance is for this proposed ramp only.
2. The hardship is the Americans with Disabilities Act and the existing non-conformity of the house.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Arthur Hausman, Zoning Enforcement Officer discussed recent violations with the Board.

19 Country Way – Anthony Acanfora

This violation is in the process of being resolved. The violator was given three weeks to be in compliance.

MINUTES:

April 15, 2010

Mr. Cappucci moved to approve the minutes of the April 15, 2010 meeting; Mr Villano seconded the motion; the Board members voted as follows:

Hannon – aye Genovese - aye Cappucci – aye Villano – aye Mulligan – aye

CORRESPONDENCE: Conn. Federation of Planning & Zoning Agencies Quarterly Newsletter – Spring 2010

ADJOURN:

There being no further business, Mr. Cappucci moved to adjourn; Ms. Juniewicz seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:12 PM.